

# Minutes

# City of Loma Linda

*Department of Community Development*

## Planning Commission

An adjourned regular meeting of the Planning Commission was called to order by Chair Michael Christianson at 7:05 p.m., **Wednesday, August 16, 2006**, in the City Council Chambers, 25541 Barton Road, Loma Linda, California.

**Commissioners Present:** Michael Christianson, Chair  
David Werner, Vice Chair  
David Varnam  
Frank Povero

**Commissioners Absent:** Mary Lee Rosenbaum

**Staff Present:** Richard Holdaway, City Attorney  
Deborah Woldruff, Community Development Director  
Rolland Crawford, Fire Marshall  
H.P. Kang, Senior Planner  
Jeffrey Peterson, Associate Engineer  
Raul Colunga, Assistant Planner  
Allan Peñaflorida, Planning Technician  
Jocelyne Larabie, Administrative Secretary

### **ITEMS TO BE DELETED OR ADDED**

There were no items to be added or deleted. However, Chair Christianson changed the order of the items and placed Item 1 as Item 5.

### **ORAL REPORTS/PUBLIC PARTICIPATION ON NON-AGENDA ITEMS**

There was no public participation.

### **CONTINUED ITEMS**

#### **PUBLIC HEARING**

#### **PC-06-46 – GENERAL PLAN AMENDMENT NO. 06-02, DEVELOPMENT CODE AMENDMENT NO. 06-02, TENTATIVE TRACT MAP NO. 18035 AND PRECISE PLAN OF DESIGN NO. 06-06**

Assistant Planner Colunga provided a very brief staff report indicating that at this time the applicant was withdrawing the application to study the feasibility of a different project and that no further action was needed by the Planning Commission.

Chair Christianson opened the public comment period at 7:06 p.m. and as there were no requests to speak, the public comment period was closed.

**Motion by Christianson, seconded by Varnam, and carried by a vote of 4-0 to accept the applicant's request to withdraw the application for General Plan Amendment No. 06-02, Development Code Amendment No. 06-02, Tentative Tract Map No. 18035 and Precise Plan Of Design No. 06-06. (Rosenbaum absent)**

#### **PC-06-47 – ZONE CHANGE NO. 06-05 AND ANNEXATION NO. 06-01(PETERSEN TRACT)**

Planning Technician Allan Peñaflorida provided the staff report and explained that the project was a proposal for a Zone Change to pre-zone the "Peterson Tract," an island of County territory consisting of approximately 29 acres, generally located near the southeast corner of Redlands Boulevard and Mountain View Avenue, and north of Mission Road, as R-1, Single-Family Residence, which would establish policies for the development and annexation of the City's Sphere Of Influence. He defined an annexation as being the extension of a City's boundaries

and/or services to ensure orderly growth and development that is beneficial to an established community. Mr. Peñaflorida provided photographs of the area.

Mr. Peñaflorida explained that island annexations may be approved without protest or elections if all of the following criteria were met per California Government Code Section 56375.3:

- Annexation proposed by resolution of the annexing city if the island is 150 acres or less;
- Island surrounded or substantially surrounded by the annexing city or by the annexing city and adjacent cities;
- Island not a gated community where services are currently provided by a community service district;
- Island substantially developed or developing based on the availability of public utility services, presence of public improvements or the presence of physical improvements on the parcels within the area;
- Island not prime agricultural land; and,
- Island receiving benefits from the annexing city or will benefit from the city.

Mr. Peñaflorida indicated that the advantage of Pre-zoning was that the city would have zoning in effect immediately upon annexation, and the Pre-zoning acts would also serve notice to LAFCO of the City's intentions regarding its adjacent areas. He added that in order to be effective, the pre-zoning must be consistent with the City's General Plan, which was the case with this project.

The Planning Commissioners had questions regarding the requirements for the condition of local streets, the LAFCO directive on the criteria, and the possibility of financial assistance from the City's Redevelopment Agency. Director Woldruff explained that no one would be required to abandon their septic systems unless the systems require replacement; the City would then require the homeowner to connect to the City's sewer system.

Associate Engineer Jeff Peterson indicated that there were fees that would have to be paid by the homeowner such as sewer capacity fees of \$3,500, and \$539 for pipeline, street cuts and contractor costs at the time they connect to the City's system. Director Woldruff added that the area was in the City's Redevelopment Area and that the RDA had purchased some sewer capacity units, which could be used to offset residents' costs.

Chair Christianson opened the public comment period at 7:18 p.m. and asked the speakers to limit their comments to three minutes to allow everyone the opportunity to provide their testimony.

Hale Paxton, 26101 Mission Road commented that he was not truly opposed to the annexations but warned staff and the residents that there might be a Zip Code change, which could affect the insurance costs for those residents because insurance companies typically use the Zip Code to determine the rate to be applied.

Chair Christianson closed the public comment period at 7:27 p.m.

The Planning Commissioners had no further discussion.

**Motion by Varnam, seconded by Povero, and carried by a vote of 4-0 to recommend to the City Council approve Zone Change No. 06-05. (Rosenbaum absent)**

Director Woldruff informed the audience that the project would be before the City Council at the meeting of August 22, 2006.

**PC-06-48 – ZONE CHANGE NO. 06-04 AND ANNEXATION NO. 06-02 (BRYN MAWR AREA)**

Assistant Planner Colunga provided the staff report explaining that the Bryn Mawr annexation consisted of three islands, and that the parcels met the following six criteria established by LAFCO:

- Annexation proposed by resolution of the annexing city if the island is 150 acres or less;
- Island surrounded or substantially surrounded by the annexing city or by the annexing city and adjacent cities;
- Island not a gated community where services are currently provided by a community service district;

- Island substantially developed or developing based on the availability of public utility services, presence of public improvements or the presence of physical improvements on the parcels within the area;
- Island not prime agricultural land; and,
- Island receiving benefits from the annexing city or will benefit from the city.

He went on to say that the area covered 57 acres, which was well below the required 150 acres for protest hearings. He further provided the City's Land Use Designations, which were Medium Density Residential, Commercial and Special Planning Area "F", and the County of San Bernardino's Land Use Designations, which were Commercial and Residential designations.

Mr. Colunga indicated that the annexation to the City would provide local representation for the residents. He went on to say that there would be no increase in property taxes and that water fees would decrease because residents were currently paying outside rates for their water usage; the residents would also receive increased services from the Fire Department. He added that the residents could at any time elect to connect to the City sewer and finally that there would no address change from the U.S. Post Office; therefore their Zip Code would remain the same.

Mr. Colunga stated that there were liabilities for the current residents which focused on the code enforcement and property maintenance issues, and assured the residents that none of the issues were related to eminent domain. He continued to say that the City of Loma Linda would incur liabilities for the cost of additional capital improvements, which could be in the neighborhood of \$1.9 million dollars.

There was a brief discussion regarding a project to construct a mini-storage business on Juanita Street which had come before the Planning Commission and if that project could now return to the Commission if Juanita Street was widened. Mr. Peterson explained that the property in question was not contiguous to the Bryn Mawr property being annexed and that there were two parcels that separated them. Director Woldruff added that one of those lots had recently been purchased by the City's Redevelopment Agency and that a road to connect the two areas would not be allowed.

Commissioner Werner asked if a park could be designed for the Bryn Mawr area which would also provide bridges to go from one area to the other. Mr. Peterson indicated that the developer for Mission Creek, KB Homes was planning to provide pedestrian access via a bridge to cross the San Timoteo Creek Channel.

Mr. Colunga informed the Commission that he had received one letter of comment from Mr. Lem Leialoha who was in the audience this evening.

Chair Christianson opened the public comment period at 7:50 p.m.

Lem Leialoha, 25931 Juanita Street, Bryn Mawr, stated that the letter he submitted was one of support and that he agreed with the pre-zoning because it was the zoning that the closest to what was on the ground at this time. He went on to say that the annexation could only be a good thing for the area since the County had not done any improvements in the last fifty years and that the annexation would bring many actions, which would benefit the residents. He urged the Planning Commission to approve the project as soon as possible.

Fred Ramos, 26445 First Street, Bryn Mawr, stated that he didn't think that three minutes was sufficient time to provide a history of the area and the reasons why it should remain at it was. Chair Christianson reminded Mr. Ramos that the Commission could only act on the issue of Pre-zoning and not of the annexation matter and encouraged Mr. Ramos to address his comments to the City Council who would ultimately be making the decision. Mr. Ramos stated that the Commission was not treating him justly and did not add any other statements.

Commissioner Povero asked Director Woldruff why staff was recommending an R-3 zoning as opposed to an R-1. Director Woldruff explained that the R-3 zoning matched more accurately what already existed, would allow single-family and multi-family projects and would give property owners more flexibility. She added that an owner could not improve a property which was labeled legal non-conforming, if these properties were to be designated under an R-1 zone.

Chair Christianson reopened the public comment at 8:01 p.m.

Mr. Ramos wished to point out to the Commission that there were properties in Bryn Mawr owned by the City which were covered with weeds and that the City was not doing anything about them. Director Woldruff assured Mr. Ramos that she would address the issue.

Chair Christianson closed the public comment at 8:05 p.m.

Chair Christianson commented that the Bryn Mawr area was very rich in history and suggested that the Historical Commission might want to consider making Bryn Mawr a Historic Overlay District as was done for the Mission Road area.

**Motion by Varnam, seconded by Werner, and carried by a vote of 3-1 (Christianson opposed) to recommend that the City Council adopt the Negative Declaration and Zone Change No. 06-04 based on the findings, and approve Annexation No. 06-02 based on the findings. (Rosenbaum absent)**

Director Woldruff reiterated her invitation to the audience to attend the City Council meeting of August 22, 2006.

**PC-06-49 – CONDITIONAL USE PERMIT NO. 06-04**

Planning Technician Allan Peñaflorida provided the staff report and stated that the proposal was a request to relocate an existing 800 square-foot single-family home from its current location at 25676 Lawton Avenue to a new location at 25092 Barton Road (both sites are in an R-3 Multiple-Family Residence zone). He added that the structure would be rehabilitated, preserved and maintained at the new location, and would share the lot with an existing single-family home.

Mr. Peñaflorida introduced the applicant, James Shipp who would be making a presentation on the project.

Commissioner Povero stated that he had driven by the site and asked why the project had started prior to the review by the Planning Commission. Director assured Mr. Povero that the property owner had simply secured the property as a protective measure and that no work had been started.

Chair Christianson opened the public comment period at 8:14 p.m.

Mr. Shipp, 11553 Cedar Way, Loma Linda gave a history of the house stating that it was once owned by Henry L. Drew who along with John Crawford developed the 1888 subdivision of Bryn Mawr, and that the house was the only remaining residence from that subdivision, and probably the third-oldest house in Loma Linda. Mr. Shipp went on to say that the house was listed in the McKenna-Hatheway Windshield Survey of 1987; he added that the floors and siding of the house were constructed of redwood timbers, and were in surprisingly good condition.

Mr. Shipp provided slides of the elevations, the floor plans and the proposed landscape plan. He listed the plants that he was proposing for the project:

- Citrus, including Navel, Valencia, Lemon and Grapefruit (citrus sinensis);
- Upright Roses, including American Beauty, developed in 1885, and California Wild Roses (rosa californica); and,
- Trailing Roses, including Hybrid Musk Roses.

He went on to say that the turf would be selected for drought-tolerance and sun and shade preference, and all plantings would be watered by timed drippers or sprinklers for maximum water conservation. He added that the center of the circular driveway space would include a small fountain, two benches and a small rose planting.

Mr. Shipp continued his presentation with pictures of houses neighboring the proposed R-3 site, which had one existing cottage on the rear of the lot, and described the site improvements along with the features the project:

- Widen the existing driveway, add one parking pad and carport behind the house;
- Add a circular driveway to enhance the landscape and add short-term, off-street parking;
- Retain the original open, wrap-around deck;
- Restore the house to 1888 condition, with period-correct windows, paint scheme, bathroom and kitchen fixtures;
- Retain and restore the existing redwood tongue-and-groove flooring;
- Add attic insulation and wall insulation where possible;
- Install a fire sprinkler system;
- Upgrade the electrical panel and replace internal wiring and fixtures;
- Landscape the circular drive with a small water feature in front, plantings of roses, citrus and other plants common to the late Victorian period in California;

- Install a sprinkler or drip system, on an electric timer for water conservation;
- Pour concrete and cement block perimeter foundations with poured footings and cement piers for internal support;
- Secure the house with metal straps for seismic security as per code;
- Add a tankless natural gas water heater for space conservation;
- Install a HVAC forced-air heating and cooling system;
- Replace the roof when house is secure on its foundation;
- Add a plaque to the front of the house, identifying it as “The Drew House” and describing its history;
- Publish a small brochure about the house and Bryn Mawr’s history and make it available to people who walk by or stop at the house.

Mr. Shipp added that the house would be occupied by a member of his family.

Mr. Shipp went on to thank the Stewart Family who helped throughout the project. He explained that the project was a private project and that he and Mr. Michael Stewart, both members of the Historical Commission, had recused themselves during the discussion of the item at the Historical Commission public hearings.

Fire Marshall Crawford commented that he had inspected the structure and the redwood was in very good condition and that in his opinion the house deserved to be preserved.

There was a very brief discussion which concluded with the following motion:

**Motion by Povero, seconded by Christianson, and carried by a vote of 4-0, that the Planning Commission recommend that the City Council approve the Certificate of Appropriateness and approved Conditional Use Permit No. 06-04 based on the findings and subject to the Conditions of Approval. (Rosenbaum absent)**

#### **PC-06-50 – PROPOSED CHANGES TO THE LOMA LINDA UNIVERSITY MEDICAL CENTER, EAST CAMPUS MASTER PLAN – PRESENTATION**

Mr. Michael Jackson, Senior Vice President, Administration, Loma Linda University Medical Center East Campus addressed the Commission and thanked them for allowing the item to be continued from the August 2, 2006 meeting.

Mr. Jackson stated that the East Campus was a 23-acre site, supported by the Family Medicine Department and dedicated to the rehabilitation of patients with orthopedic or neuroscience medical problems, mostly adults but many of them children.

Mr. Jackson explained that they wanted to build a park in the center of the campus accessible for disabled children who cannot play in a traditional playground using a model called boundless playgrounds, which provided elevated ramps and play stations. He indicated that they had partnered with Citi Bank who donated 1.1 acres of land south of the bank for the development of a park. He went on to say that their original idea was to build the park immediately behind the bank. However, after reconsideration, they decided that the park would be more useful at the center of the campus adjacent to the Ambulatory Care Center.

Mr. Jackson provided a slide presentation of the project illustrating a tree-lined entry on Loma Linda Drive opposite the driveway to the Civic Center, a stage for musical or other types of events to the west, the park to the south area near the medical building, which would wrap around the Ambulatory building and provide spaces for patients to rehabilitate inside or outside. He added that the two agencies, the East Campus and the City of Loma Linda could work together to create a sense of entry for City Hall and the East Campus. He continued to say that the walkways of the new park would be multi-textured, such as concrete, decomposed granite, etc. and at various elevations so that patients would feel more secure in their every day life.

Mr. Jackson stated that he thought the relocation was a better strategy because the park was accessible to patients away from the noisy street and helped to create a campus environment. He concluded his presentation stating that he was requesting the relocation of the park from the original location on the south west corner of Barton Road to the center of the campus.

Director Woldruff explained that the existing Precise Plan of Design, PPD 03-03 allowed some flexibility at staff level to approve modifications to plans and that the request for the relocation was a relatively small change. She went on to say that the temporary parking lot had been in operation for some time and the City had benefited from it, working with the East Campus for the use of the parking lot for city organized events at the Senior Center. She added that she

agreed with Mr. Jackson that the new park should be relocated away from the noise and the traffic along Barton Road and removed from the vicinity of the Fire Station.

Director Woldruff indicated that the Commission could also require that the modifications be brought back to Planning Commission as a Small Project Application for their consideration. She added that Loma Linda University would be bringing other plans for various project as part of their Master Plan for the East Campus; therefore the Commission would have other opportunities to review the development of the East Campus.

A discussion ensued relative to the project as a whole, and it was the consensus of the Planning Commission to direct staff to address the relocation of the park on the East Campus.

Chair Christianson thanked Mr. Jackson for keeping the Planning Commission informed on the progress of their project.

**PC-06-51 – APPROVAL OF MINUTES – Minutes of June 28, 2006.**

**Motion by Varnam, seconded by Christianson, and carried by a vote of 3-0, Povero abstain, to approve the Minutes of June 28, 2006 as presented. (Rosenbaum absent)**

**PC-06-52 – ZONE CHANGE NO. 06-02, TENTATIVE TRACT MAP NO. 06-02 (17795), PRECISE PLAN OF DESIGN NO. 06-03, and DEVELOPMENT AGREEMENT NO. 06-01**

Chair Christianson explained that he owned property within 500 feet of the project site and that he would recuse himself from the discussion and turned the meeting over to Vice Chair Werner.

Vice Chair Werner called for a 10-minute recess. The meeting resumed at 9:10 p.m.

Senior Planner Kang gave the staff report stating that the project had previously come before the Commission but because of a lack of a quorum, the project discussion had been continued. He went on to say that the applicant initially requested a Zone Change and a Variance; however, following the approval of the General Plan Update and after other revisions they brought to their project, the applicant withdrew those two requests. Mr. Kang stated that Lot 5 had been revised to provide the full 10-foot side yard setback.

Mr. Kang continued his presentation describing the existing setting for the project as being an “L” shaped lot of 2.18 acres, 240 feet by 430 feet, surrounded by residential development to the north, east and west, one 1,400 square foot single family residence, which would remain on site, and the San Timoteo Creek Channel to the south.

Mr. Kang stated that the proposal was to construct a 13-unit condominium project in a Medium Density/Multi-Family Residence (R-3) zone with one and two-story units of 1,360 square feet to 2,025 square feet, with one two-car garage for each unit and 24 open parking spaces, and 15,500 square foot of common open space area featuring a tot lot, picnic tables and BBQ grills.

Mr. Kang recapped the concerns expressed by the Planning Commission at the meeting of June 7, 2006 and the revisions provided in the present submittal:

- Side-yard setback for Unit 5 was redesigned to meet the minimum requirement of 10 feet;
- Larger pedestrian pathway to be located between Units 11 and 12;
- Single-story option for Unit #11; and
- New duplex elevation for plan A.

Mr. Kang provided slides of the elevations from Plan “A” through Plan “D”. He added that Plan “E” was the new single-story unit that the applicant was offering. He pointed to the new pedestrian pathway from the parking area to the recreation area, with the tot lot, the picnic tables and barbeques.

Mr. Kang concluded his presentation showing the landscape plan featuring the trees, fragrant shrubs, and flowers being proposed by the applicant. He pointed out that he provided them with revised Conditions of Approval, which superseded the version in the Commissioners’ packets. He explained that Condition #25 was added upon a request to save and/or reuse the existing trees.

Vice Chair Werner opened the public comment period at 9:24 p.m. As there was no one wishing to speak on the issue, the public comment period was closed.

Commissioner Varnam thanked the applicant for making the changes that the Commission had requested.

**Motion by Varnam, seconded by Povero, and carried by a vote of 3-0, Christianson abstain to recommend to City Council to adopt the Mitigated Negative Declaration, approve Tentative Map No. 06-02 (17795), Precise Plan of Design No. 06-03 based on the Findings and subject to the revised Conditions of Approval, and Development Agreement No. 06-01. (Rosenbaum absent)**

#### **REPORTS BY THE PLANNING COMMISSIONERS**

Vice Chair Werner commented that he would like to propose that staff review the zoning of the land east of the Mountain View Avenue overpass and Juanita Street to determine whether the zoning should be changed for a different and better use and provide the Planning Commission with staff's recommendations. Director Woldruff explained that in the previous General Plan a park had been envisioned for the area that would connect with the baseball park on the west side of the bridge via a trail under the bridge. She continued to say that several years ago the City had received a grant that could have been used to purchase the property from the owner who was the applicant for the storage facility to the east; however, following some disagreement during the plan check for that project, the owner withdrew his offer to sell the land. She added that the grant money was reclaimed by the State to address budgeting issues sometime after that.

Vice Chair Werner commented that he had read an article in the Business Week On-line and thought that it might be of interest to others, therefore, he had made copies for everyone for their information.

Commissioner Povero asked if it would be possible to obtain advance clarification on complex projects such as the East Campus item. Director Woldruff replied that now that the General Plan had been adopted, the Development Code would need to be updated, and that the Commissioners would be involved in the revisions, which might clarify the questions regarding applications processes. She added that the Commissioners should not hesitate to contact the project planner if they have any issues whatsoever when reviewing projects; staff would always be happy to review the projects with them.

Director Woldruff reminded the Commissioners that the Development Criteria list was being placed on the September agenda for review by the Commission and added that staff would email the working copy of the criteria list to those who would like it.

#### **COMMUNITY DEVELOPMENT DIRECTOR REPORT**

Director Woldruff stated that the City Council adopted the General Plan on July 25, 2006 along with the South Hills Protection Measure sponsored by Councilmen Ziprick and Umeda, which was submitted to the County to be placed on the November ballot.

#### **ADJOURNMENT**

Meeting was adjourned at 9:42 p.m. to the Adjourned Regular meeting of September 13, 2006

Minutes approved at the meeting of September 13, 2006.

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Administrative Secretary